

**NORTH SMITHFIELD
SCHOOL BUILDING COMMITTEE**

March 5, 2009

KENDALL DEAN

5:30 PM

BOARD MINUTES

Present: David Chamberland, Paul Vadenais, John Perry, Paul Nordstrom, Stephen Lindberg and Jane Biron. Absent: Edward Yazbak and Scott Majeau.

Others Present: Robert Desrochers, Ron Fagnoli, David DeQuattro and Fran Johannis.

The meeting was called to order at 5:35 p.m. Following roll call by Jane Biron the minutes to the February 12, 2009, meeting was reviewed and motion to approve the minutes was made by David Chamberland and seconded by Paul Nordstrom. The committee unanimously approved the motion.

Motion to recommend for payment to the Town Council Requisition

#31, Job #4178, in the amount of \$109,429.91 for Construction Management Services for the period through February 28, 2009, was made by David Chamberland and seconded by Paul Nordstrom. Mr. Chamberland referred to page 2 of the requisition that the percentage referencing the fire protection needs to be corrected by Ron Fagnoli.

The committee unanimously approved the motion with Mr. Stephen Lindberg abstaining.

There were no bills received from Joseph J. Reale.

OLD BUSINESS

1. Running Track and Fencing – Ron Fagnoli submitted a draft of a warrantee. An extension confirmation will be available tomorrow. If acceptable, it will be submitted to the committee. David Chamberland asked for an approval by Friday, March 12, 2009.

2. Technology – Smartboards and Conduit – Why was the wire reconfigured was asked by Paul Vadenais and the response should come from Eric Butash who was not in attendance. Mr. Lindberg felt it was done this way as a cost effective avenue. David DeQuattro checked into the missing conduit and determined it was definitely not installed. Paul Vadenais does want to know why this happened and it needs to be rectified. Griffin Electric must meet with Pyramid. A discussion followed. Mr. Lindberg said this should be at no cost to the school department. It was felt that Eric Butash should attend the

next meeting with the contractor and David Chamberland asked that this be solved soon. Mr. Fagnoli felt it could be a contract interpretation issue. He will set up the meeting.

3. FF&E – The cafeteria tables are completed. Waiting for the ban saw. This needs to be resolved by the next meeting per David Chamberland

4. Landscaping – completion by next month.

5. Financial Update – Nothing to report at this time.

6. RI DEM UST Facility #02761 – Ron Fagnoli is waiting for a signed form.

7. Punch List – Ron Fagnoli explained the status of every item on the Punch List. Six items were on order, two items were a change order, ten items were completed and the rest were not completed to date. Mr. Chamberland asked for a price on a scissor lift. He also asked Mr. Fagnoli to check on the warrantee of the roof.

Mr. Lindberg questioned the availability of the Index and where it should be housed. He would also like to examine it with Mr. Desrochers and Mr. Chamberland. Would it be possible for an extra copy to be placed elsewhere. It was felt that a copy should be kept with the facility's manager and one in the Superintendent's Office.

Mr. Lindberg asked when the gym floor would be fixed. Mr. Desrochers was told by Kenvo Company, who installed the floor, that it should be left to dry out completely before attempting to fix it. Mr. Chamberland asked Bob Desrochers to call Kenvo and ask that they repair the floor.

Ron Fagnoli was asked by Mr. Chamberland to update the punch list and add a time column for completion.

8. Commissioning – Heating System – Paul Vadenais stated that a report from the commissioning was never received by the board. John Perry had meetings with all involved with the heating system. The reports from the Commissioning were sent to RGB, and Charlie Roberts of Gilbane, but the board never received a copy. David Chamberland does not feel that the board is responsible for the extra cost of heating the middle school. The reports started sometime in October and it is someone responsibility for this oversight. Mr. Chamberland felt the commissioning should have sent a copy of his reports to the board. Mr. Fagnoli explained he was not hired by the board. Mr. Stephen Lindberg will send out the minutes of the meetings that were held by John Perry. According to Mr. Perry changes and monitoring of the boiler took place. They are not on a 24/7 schedule. More discussion followed. Mr. Chamberland felt this could not be resolved tonight and would like to meet on this issue to answer why and what a significant impact this was. Mr. Lindberg felt

the cost should be reimbursed to the school department. At this time Mr. Chamberland asked David DeQuattro to set up this meeting.

9. Hallway/Stairwell Lighting – David DeQuattro mentioned a study found the middle school was using .15 per kilowatt which equals to \$30 a month. The exit lights need to remain on at all time when the building is occupied. Exit and egress lights are on the same circuit. They can be separated at an additional cost to the school department. But they are on according to code.

10. Electricity Usage – David DeQuattro indicated that the middle school used \$2 - \$2.50 per square foot use of electricity. Paul Vadenais felt that we paid for two months in the beginning that we should not have. A report given by Mr. Desrochers estimated the cost for electricity was increased greatly. Stephen Lindberg stated that he would like to keep the hallway lights on. Without these lights installation of outside lights would be necessary. A meeting on March 17, 2009, with Charlie Roberts/Gilbane, John Perry, Bob Desrochers and Stephen Lindberg will be set up.

11. Water Line/Fire Suppression – Fleet investigated two different locations to find the leak. David DeQuattro suggested a radio frequency system be used so that the parking lot would not have to be dug up. Mr. Chamberland would like to know what the line tested at. Since gaskets were a problem before maybe they are again. Mr. Vadenais does not want to dig up the entire parking lot to find the leak.

NEW BUSINESS

Update Gilbane/RGB – Mr. Fagnoli explained that a septic order was going through the middle school air system. It was suggested that charcoal filters (at a cost of \$2,260) be installed on the roof to correct the problem. David DeQuattro explained how the odors filtered into the school. Mr. Chamberland asked if the school department could install these filters and Mr. Desrochers said yes.

Mr. Ron Fagnoli explained a proposal to eliminate the silt in the water at the high school and the middle school at a cost of \$2,829. It was suggested that the water be tested first and then RGB should recommend a solution.

Delta Mechanical bid \$6,509 to move an alarm for overfill in the tank. The board felt this was not necessary.

A recommendation to the Town Council to approve a mineral analysis was made by David Chamberland and seconded by Paul Nordstrom. The committee unanimously approved the motion.

A recommendation to the Town Council to purchase charcoal filters for time and material only was made by David Chamberland and seconded by John Perry. The committee unanimously approved the motion.

The next meeting will be on April 9, 2009.

The meeting was adjourned by Paul Vadenais at 6:53 p.m.